

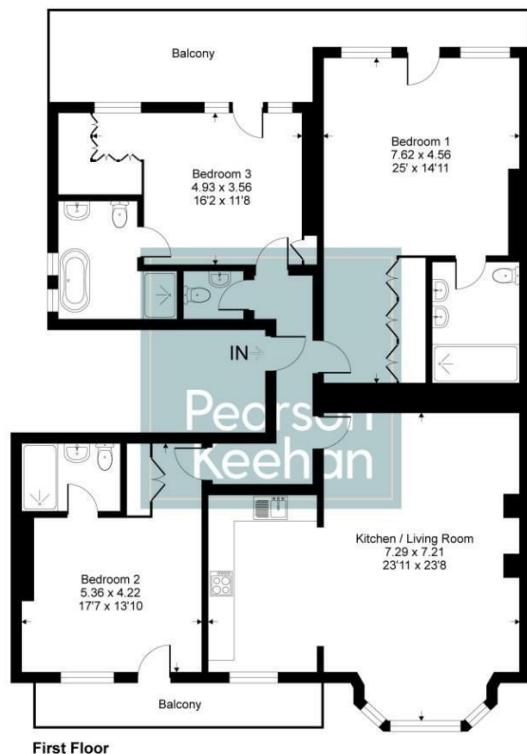


Third Avenue, Hove, BN3 2PB

Offers in excess of £1,000,000 - £1,100,000 Leasehold - Share of Freehold

Pearson  
Keehan

**Flat 2, Third Avenue, BN3**  
Approximate Gross Internal Area = 154 sq m / 1664 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency: 73 (Current), 83 (Target)  
Environmental Impact: 73 (Current), 83 (Target)

England & Wales EU Directive 2002/91/EC

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the

An impressive and luxurious three-bedroom, three-bathroom first-floor mansion apartment with front and rear balconies found in one of Hove's most iconic addresses.

Third Avenue is found moments from Hove's desirable seafront as well as being an easy reach to Church Road with variety of amenities, including independent shops, artisan coffee shops, bars, and restaurants.

The entrance of this prestigious building, a sense of grandeur envelops you, the architectural marvel before you is a testament to both elegance and warmth with a beautiful curved staircase and stained-glass feature window.

The apartment itself boasts in excess of 1,434sq. ft., with a generous entrance hall that leads to the stunning and substantial West facing living room with impressive high ceilings, this room really does offer the wow factor.

The separate Neptune kitchen is well proportioned and is finished to a high specification having integrated appliance, stone worktops and large sash window overlooking the front.

The master bedroom which is at the rear of the property has impressive wardrobe space and a door leading out to the east facing balcony, perfect for those morning cups of coffee. Also, there is a luxury marble en-suite shower room with double waterfall shower heads.

Bedroom two is a fantastic size giving access out onto the rear balcony and having bespoke fitted wardrobes and a luxury en-suite bathroom.

Bedroom three is a generous size room again having fitted wardrobes and an en-suite shower room.

A delightful West facing terrace which is accessed from the third bedroom is perfect to catch the afternoon sun and offering Sea Views down to the hove lawns and beach huts.

This is a fantastic piece of prime Hove real estate. Situated in an idyllic location this really is a must see and viewing is highly recommended!

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